

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number McGinn, Paul and Margaret, Small Barn/S-9753**2. Location**street & number 518 Atlantic Avenue ☐ not for publicationcity or town Millville ☐ vicinitystate Delaware code DE county Sussex code 005 zip code 19967**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title_____
Date_____
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official_____
Date_____
State or Federal agency and bureau**4. National Park Service Certification**

I, hereby certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the
National Register.☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National
Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

McGinn, Paul and Margaret, Small Barn
Name of Property

Sussex, DE
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Agriculture/storage - small barn

Current Functions

(Enter categories from instructions)

Domestic/secondary structure - garage

Domestic/single dwelling - residence

Domestic/secondary structure - outhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Other: vernacular

Materials

(Enter categories from instructions)

foundation Earth

walls Weatherboard

roof Corrugated metal

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1920

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

McCormick, Taylor & Associates, Inc.

McGinn, Paul and Margaret, Small Barn
Name of Property

Sussex, DE
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

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2	2	6	0	1	4
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Zone Easting Northing

3

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Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth C. Harvey, AICP/Historic Preservation Planner

organization McCormick, Taylor & Associates, Inc. date July 2003 (Revised December 2003)

street & number 2 Commerce Square, 2001 Market Street telephone 215.592.4200

city or town Philadelphia state PA zip code 19103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Paul and Margaret McGinn

street & number 11 Pine Street, Apartment 525D telephone N/A

city or town Millville state DE zip code 19970

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7,8 Page 1

Description

The Paul and Margaret McGinn building (Tax Parcel 1-34-12-354.00) is a two and one-half story, three-bay, vinyl-clad dwelling/commercial property with an asphalt-shingle, cross-gable roof. The main (north) façade has a central single-leaf entrance with an aluminum and glazed door flanked by tripartite fixed-light picture windows set within an enclosed porch. The second floor has a wood paired 6/1 window with faux louvered shutters in the easternmost bay and a bow window with three 6/1 windows flanked by faux louvered shutters in bay 3. There is a fixed-light diamond window in the gable peak of bay 3. The east façade has wood 6/1 windows; the first floor is stuccoed whereas the second floor and gable peak are clad in vinyl. The gable peak has wood 2/2 windows. The west façade has the same fenestration style and pattern as the east façade; the façade is clad in vinyl. The east and west ends have brick interior chimneys.

To the south of the main house is a wood vernacular garage/small barn with a standing-seam metal front-gable roof. The main (north) façade has a central double-leaf vehicular entrance with board and batten doors; to the west of this entrance is a double-wide single leaf entrance with a hinged board and batten door. Above the central entrance is a wood board hay door. The barn is approximately thirty by thirty-five feet (1053 square feet).

To the east of the garage is a one-story wood outhouse with a wood door and front-gable roof with a corrugated metal roof.

Statement of Significance

The main building is not associated with an event of importance, nor is it representative of a pattern of events or historic trends. Research has not yielded information to support or refute the property's use as a light residential agricultural complex, and, if in fact the property was used as such, the only outbuilding that remains is small mixed use barn. Furthermore, conversion of the first floor to a commercial operation appears to have occurred after 1974 and is not exceptional in providing new understanding of retailing in Baltimore Hundred, Sussex County (Criterion A). The property is not affiliated with any persons important to local, state, or national history (Criterion B). The main building, while featuring the partial return cornice of the Colonial Revival style, is not distinctive of its style or method of construction, nor is it known to represent the work of a master architect or builder. However, the small barn is a distinctive example of its type (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D). While the location has been maintained, other attributes have been compromised. For example, the setting has been altered by a decrease in acreage and the feeling has been altered by increased commercial and residential development along Route 26. The association has changed from that of a residential structure to that of a shared commercial and residential nature, in that the main building now houses a retail business. The porch has been enclosed with picture windows. In addition, the window sashes have been replaced, and the façade is sided with vinyl that obscures and compromises the integrity of materials and workmanship. The presence of a small mixed-use barn to the rear of the main

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

building suggests that this property may have had an agricultural use but it is no longer used for agricultural purposes. The Paul and Margaret McGinn Property is not eligible for the National Register of Historic Places; however, the small barn located on the property is eligible as described in the following paragraph.

When considering the four eligibility criteria, the seven attributes of integrity, and the characteristics for the small barn type, the Paul and Margaret McGinn small barn is recommended eligible for the National Register of Historic Places under Criterion C. The barn is not associated with events or persons important to local, state, or national history (Criteria A and B); however, it is eligible under Criterion C for its architecture. It serves as a good example of its type in Sussex County, Baltimore Hundred. There are only two other barns similar to this in the project area; a hay barn (S-9769) is not eligible, while a mixed-use barn (S-9771) is a contributing feature of an eligible property. It is one and one-half stories with a steeply pitched, front-gable roof. The wood frame building is clad in weatherboard and features a sliding wood door. The dimensions of the barn are thirty by thirty-five feet. It does not appear that new information will result from archaeological testing performed in the vicinity of this property (Criterion D). It is not certain whether this building retains integrity of location and its setting and feeling have been compromised by commercial development along Route 26; however, it maintains integrity of materials and workmanship. The property on which it is sited is no longer used for agricultural purposes; therefore, it has lost its association with the agricultural trends in Sussex County, Baltimore Hundred.

Historic Background and Significance

Throughout the late nineteenth and early twentieth centuries, inhabitants in Baltimore Hundred clung to historic settlement patterns and gravitated toward rural, agricultural pursuits. Many locals kept one foot "firmly planted in the eighteenth century" as conservative attitudes and agricultural practices persisted in southeastern Delaware well into the twentieth century (Williams, p. 95). The one limited exception to this pattern occurred as communities grew around transportation routes, forming small, linear roadside towns. The advent and affordability of the automobile, coupled with an improved highway system, prompted the development of truck farming. Paved roadways facilitated the timely transport of perishable fruits such as strawberries to urban markets, along with poultry. Ultimately the development of the commercial chicken broiler industry proved to be "one of the most significant events in the evolution of Delaware commercial agriculture" that helped replace waning maritime interests (Lanier & Herman, pp. 238-239).

Delaware was centrally located in what was known as the "Middle Atlantic Trucking Region" during the 1920s (Doerrfeld, p. 11). In excess of 900 miles long, this region extended from the coast of Maine southward to the Low Country of South Carolina (Doerrfeld, p. 11). Averaging only 50 miles in width, this truck farming corridor owed its existence to three factors: the string of large cities and towns situated on the east coast which served as ready markets, soils ideally suited for the cultivation of fruits and vegetables, and the "mild, semi-marine climate, having long frost-free seasons" due to the regulating effects of the Atlantic Ocean (Doerrfeld, p. 11). In 1924, the du Pont Highway (or U.S. Route 13 and U.S. Route 113) was constructed; this roadway functioned as a vital north-south transportation artery for the state and further enhanced Delaware's truck farming economy (Williams, p. 112; Federal Writers' Project, p. 81). As Coleman du Pont's desire for a "road of the future" matured into fruition, and the State Highway Department was established by a 1917 session of the Legislature,

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

the state of Delaware was positioned for commercial growth (Federal Writers' Project, pp. 80-81). By *circa* 1920, improved roadways meant that strawberries could be picked "in the early morning, loaded into crates and packed for market by midday and be in Philadelphia and New York by evening, there to be sent to retail stores in time for the next morning's contingent of shoppers" (Collins & Eby, p. 207).

Crops such as strawberries, apples, sweet potatoes, corn and tomatoes were grown in southeastern Delaware, but peaches, which had been a boon to many Sussex County farmers in the 1860s, were decimated by disease in the early 1890s (Doerrfeld, p. 11). During the 1890s, the canning industry likewise shifted focus away from peaches to the canning of tomatoes, corn and peas (Doerrfeld, p. 11).

Railroad lines passing through the region to the west, coupled with the expansion of paved highways in the twentieth century also promoted growth of the egg and poultry industries (Collins & Eby, p. 207).¹ While many local farmers had previously been engaged in egg production, it suddenly became profitable to raise and dress broiler chickens for delivery to New York City and Philadelphia. Broiler chicken production rose to unprecedented levels during this time period, and was a savior for the local and state economy during the Great Depression of the 1930s.

New and existing agricultural complexes along the Route 26 vicinity from Ocean View to Clarksville were deeply influenced by the poultry industry in the first and second quarters of the twentieth century. As discussed earlier, many farm wives had been raising small flocks of chickens since the mid-to-late nineteenth century to supply their families with eggs and meat. After the explosion of the broiler industry, led by the Steeles in Ocean View in the 1920s, farmhouses, along with agricultural and domestic outbuildings, began to change. Grain/corn farming continued on many farmsteads; however, corn was now typically being grown for chicken feed rather than for human consumption or export. As such, corn cribs (or "stacks") from the nineteenth century were moved around farms, and were used to store grain.

The small barn is associated typically with light residential agricultural usage during the period of 1880–1940. These structures are usually one to one and one-half stories in height, roughly twenty by twenty feet and feature a steeply pitched, front-gable roof. Frequently these structures have exposed rafter overhangs (with or without extended rooflines), are of frame construction, and have a wood shingle, clapboard, or vertical wood weatherboard exteriors. Some of these small barns feature side façade wood and glazed pedestrian entries, while others only possess a front sliding wood weatherboard vehicular door. Specific types of small barns found along Baltimore Hundred, Route 26 corridor include gable-front barns, crib barns, and mixed-use barns. Gable-front barns are characterized by a gable-end front, and a wide, central work area with overhead lofts flanked by elongated storage spaces (Herman, p. 189). Gable-front barns were often used for grain storage and feature earthen-floored interiors (Herman, pp. 189-190). Crib barns, by contrast, are the most common extant late nineteenth century farm buildings (Herman, p. 203). One story in height, and usually with a front-gable roof, the

¹ Before 1917, Sussex County in total had less than 35 miles of paved roadway. By 1924, Coleman Du Pont's "revolutionary concrete highway" – Route 113 – ran the entire length of the state of Delaware and "provided new economic opportunities," especially for farmers (De Cunzo & Garcia, p. 31). See Lu Ann De Cunzo & Ann Marie Garcia's *"Neither A Desert Nor A Paradise:" Historic Context For The Archaeology of Agriculture And Rural Life, Sussex County, Delaware, 1770-1940* (August 1993).

National Register of Historic Places Continuation Sheet

Section number 8,9 Page 4

crib barn is divided into three basic units (Herman, p. 203). Vehicular runways, corn or grain cribs, and loft grain bins are the defining characteristics of crib barns, which were built on a much smaller scale in southern Delaware than elsewhere in the Delmarva peninsula (Herman, p. 204). Lastly, mixed-use barns were popular for farmers "tilling less profitable lands or maintaining less specialized farming operations" (Herman, p. 209).

Typically these single-story, gable-front structures convey the careful definition of space common in late Victorian farmsteads (Herman, p. 211). Mixed-use barns provided storage for farm implements, wagons, plows, as well as draft animals, feed, and grain storage (Herman, p. 211). Today, many of these small barn structures have been converted into vehicular garages and storage spaces. It appears that the McGinn barn is currently used for these purposes.

Bibliography

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Herman, Bernard L. *The Stolen House*. Charlottesville, VA: University Press of Virginia, 1992.

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Murray, Molly. "Abused Wilderness: The Degradation of the Great Cypress Swamp." *News Journal*, May 20, 1990.

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National Register of Historic Places Continuation Sheet

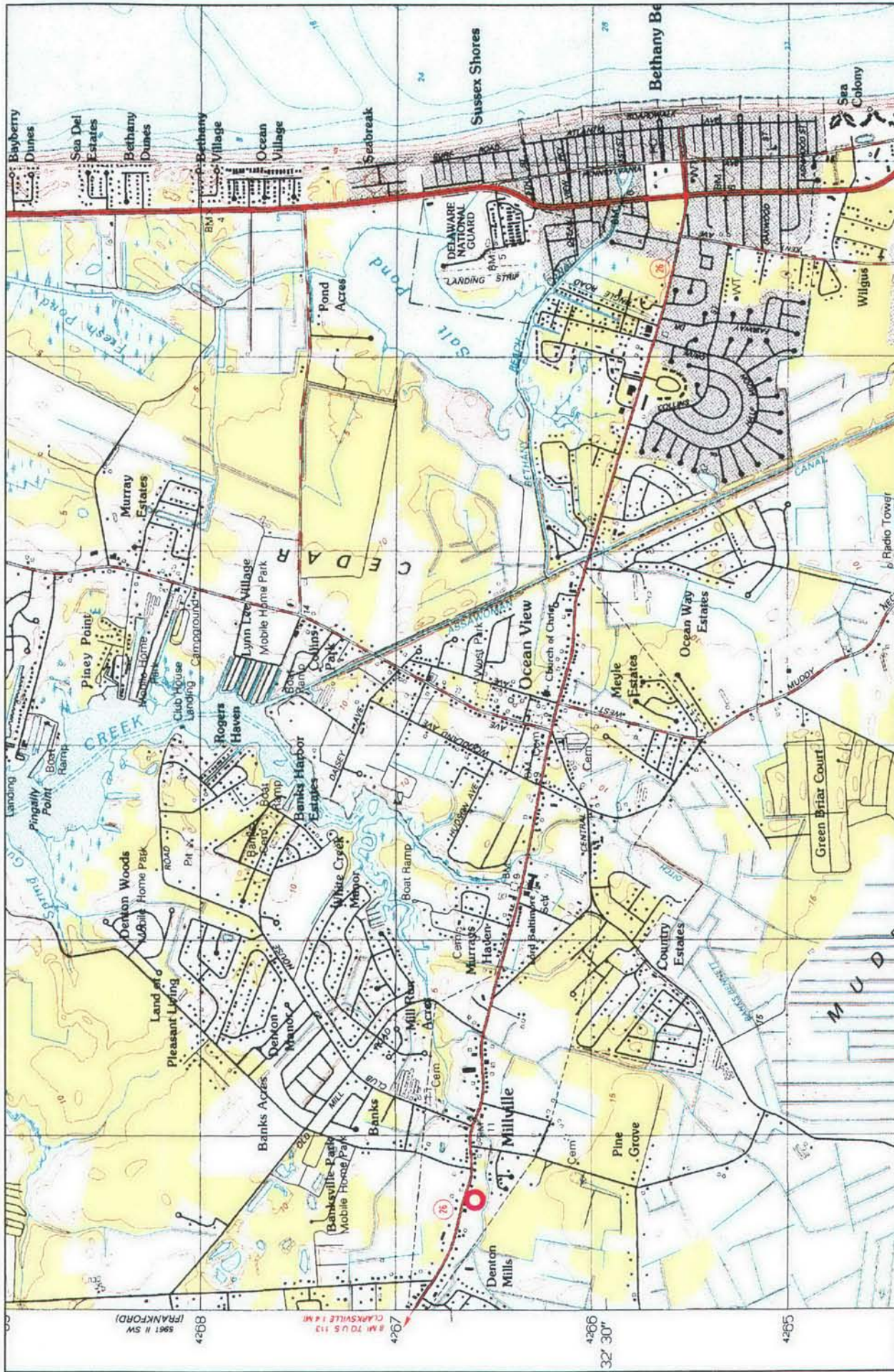
Section number 10 Page 5

Verbal Boundary Description

The National Register boundary for the small barn on the Paul and Margaret McGinn Property (Tax Parcel 1-34-12-354.00) follows the footprint of the building, approximately 1053 square feet. The other buildings on the property were excluded from the boundary because they do not meet Criteria A through D.

Boundary Justification

In accordance with "National Register Bulletin: Defining Boundaries for National Register Properties (Revised 1997)," consideration was given to the distribution of resources, current legal boundaries, historic boundaries, natural features, and cultural features. This boundary is sufficient to convey the property's significance under Criterion C, and excludes all other features on the property, except for the small barn.



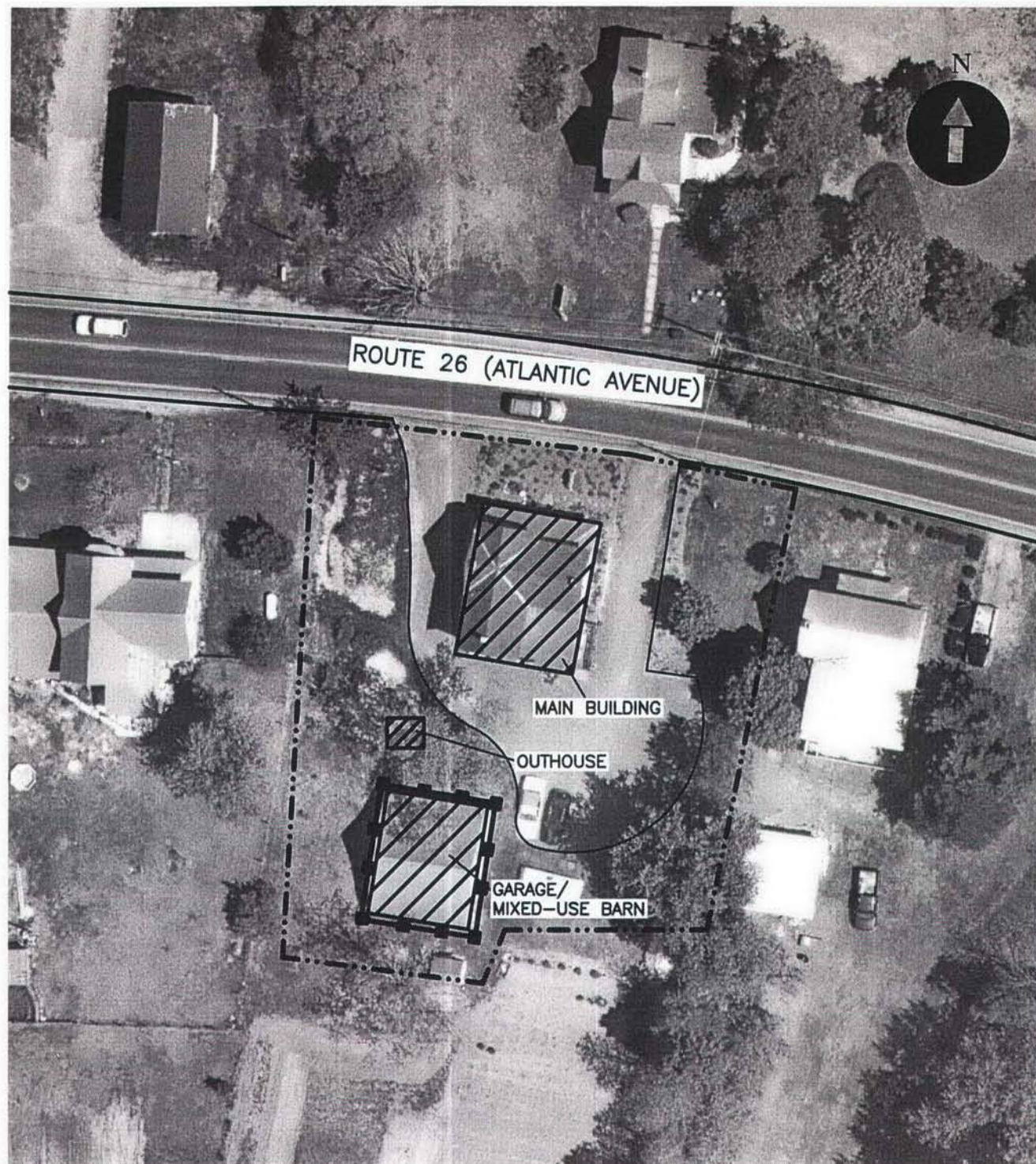
McGinn, Paul & Margaret, Small Barn
518 Atlantic Avenue
Sussex County, DE

Zone: 18
UTM: N-226014
E-60905



Bethany Beach, Delaware
USGS Quadrangle
1984, Photorevised 1991

McGinn, Paul & Margaret, Small Barn
Sussex County, DE



APPROX. SCALE 1"=45'



BUILDING 50 YEARS OLD OR OLDER



TAX PARCEL BOUNDARY



NATIONAL REGISTER BOUNDARY



Photo 1: Paul and Margaret McGinn Small Barn at 518 Atlantic Avenue facing west.



Photo 2: Paul and Margaret McGinn Property at 518 Atlantic Avenue facing east.



Photo 3: Paul and Margaret McGinn house at 518 Atlantic Avenue facing north.



Photo 4: Paul and Margaret McGinn House at 518 Atlantic Avenue facing southwest.